

RESTRICTIVE COVENANTS FOR COUNTRY PLACE

These covenants, limitations, and restrictions are to run with the land, and shall be binding on all parties and all persons claiming under them until January 1, 1994, at which time said covenants, limitations, and restrictions shall be automatically extended for successive ten (10) year periods unless by a vote of the majority of the then owners of the lots in this subdivision it is agreed to change said covenants in whole or in part. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants, limitations, or restrictions herein, it shall be lawful for any person or persons owning lots in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, limitation, or restriction and either to prevent him or them from doing so or to recover damages or costs for such court violations. Invalidation of any of these covenants, limitations or restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

- No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached, single family dwelling and a private garage for not more than three cars, and separate detached buildings incidental to such use. Two or more lots may be combined for use as one lot and, in such case, the interior lot lines may be disregarded insofar as side yard easement requirements are concerned. In the event two or more lots are combined to use as a single lot, under one ownership, no part of the combined lots may be sold or conveyed except to the original size of the lots before being combined. No single lot in the subdivision as recorded can be re-subdivided into two or more lots for the purpose of building another dwelling.
- The minimum front yard setback is shown on the plat for each lot, the minimum side yard set back is fifteen (15) feet and the minimum rear yard setback is fifty feet.
- All sewer connections must be approved by Mississippi State Board of Health. Water will be from public supply when supplied by Mineral Wells Water Association.
- All dwellings and other structures on the lots must be in compliance with the requirements of Desoto County Planning Commission and its successors.
- Easements for installation and maintenance of utilities, drainage facilities and sloping of banks along streets are reserved along the lots lines of each lot.
- No obnoxious or offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. No business of any kind shall be carried on upon any lot or in any building on any lot. All lots and houses are to be for residential use only.
- No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other temporary buildings shall be used on any lot at anytime as a residence, either temporarily or permanently. No garage apartments will be allowed.
- No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.
- No lot shall be used or maintained as a dumping ground for rubbish. Trash garbage, or other waste garbage shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- The total minimum heated floor area of a residence, exclusive of open porches, garages, or carports shall be 1000 square feet. The minimum heated lower floor area of a split-level or two-story residence shall be 1000 square feet. When split-level or two-story residence has side attached two car carport or garage, the minimum heated lower floor area shall be 850 square feet.
- All gardens must be planted to the rear of any main residence with only landscape materials such as trees, shrubs, and plants allowed in front of the main residence.
- Any type of permanent fencing erected on the lots must be approved by the developer of the subdivision or the Architectural Control Committee. No fence shall be erected on any portion of any lot between the front of the residence and the street and between the side of the residence and the street on the corner lots unless same is a two or three rail split cedar fence.
- No vehicle, including but not limited to, recreational vehicles, camping trailers, house trailers, produce trailers, boats or any accessory trailers can be parked or stored on any lot unless same is under the carport, in the garage, barn or other outbuilding, or to the rear of the main residence. No tractor-trailer can be parked on any lot or on the street, and no trailer without a tractor can be parked on any lot or on the street.
- No animals, livestock or poultry of any kind shall be kept, bred, or raised on any lot for commercial purposes. If animals (except hogs, cattle, goats or poultry) are kept as pets, the proper fencing and shelter must be provided. Only one horse may be kept provided the proper care is given for shelter and pasture requirements.
- No underground homes will be allowed. No shall or modular house will be permitted to be built in this subdivision regardless of the price or square foot of the house. All houses must be or new construction and no house that is moved from another area will be permitted on a lot except by permission of the developer.
- The owner of the subdivision or the Architectural Control Committee reserves the right to review the plans of any structure that is built on any lot. The owner of the subdivision or the Architectural Control Committee must approve or disapprove, in writing, within (20) days the plans submitted. If the lot owner whose plans are to be approved does not receive this written approval or disapproval within said (20) days, the lot owner will deem the plans approved and proceed with construction.
- The construction of any house in the subdivision shall be required to be completed within (18) months from the date that the construction began.
- When developers ceases to own a lot within the subdivision, he shall then name three persons owning property within the subdivision as the Architectural Control Committee. A majority of such committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. A member of the committee shall immediately lose membership when he or she ceases to own property within the subdivision. Successor members shall be designated only from among the then owners of property within the subdivision.

We, Vernon J. McBride, Trustee and Vera Whitten, Trustee owners of the property herein, hereby adopt this as our plan of subdivision and hereby certify that I am the owners of the property and dedicate the right of ways for the streets as shown on the plat to the public use forever and reserve the utility easements for the public utilities. I certify that the property is not encumbered by mortgage or taxes that have become due and payable. This the 23rd day of FEB, 1986.

Vernon J. McBride, Trustee
Vernon J. McBride, Trustee

Vera Whitten, Trustee
Vera Whitten-The Hernandez Bank
Trustee-Land Est.

STATE OF MISSISSIPPI, COUNTY OF DESOTO

This day personally appeared Vernon J. McBride, Trustee and Vera Whitten, Trustee who acknowledged that they signed and delivered the foregoing plat for the purposes mentioned, and under my hand and official seal of office this the 23rd day of FEB, 1986.

My commission expires:

H. P. Ferguson, Chas. C. L.
Notary Public
by D. Taylor, S.C.

CERTIFICATE OF SURVEY

This is to certify that I have surveyed the property within the subdivision and that the plat of said subdivision conforms with the survey.

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 23rd day of FEBRUARY, 1986

Maryellen Hatcher
Sec. of the Commission

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 5th day of FEBRUARY, 1986

H. P. Ferguson
Clerk for the Board

STATE OF MISSISSIPPI, COUNTY OF DESOTO

I hereby certify that the plat shown herein was filed for record in my office at 10:20 o'clock P.M. on the 23rd day of March, 1986, and was immediately recorded in plat book 25 and page 1.

H. P. Ferguson
Chancery Court Clerk

NOTE: All driveways and driveway pipe are the responsibility of the new lot owners and not that of the developer or DeSoto County, Miss.

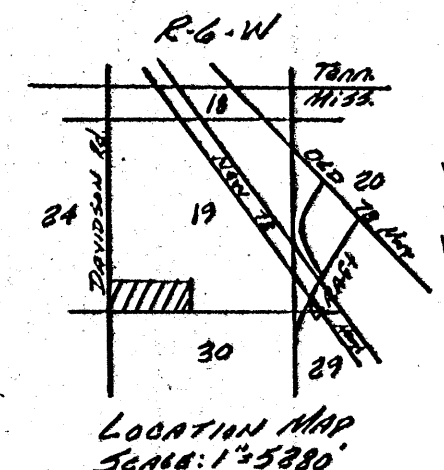
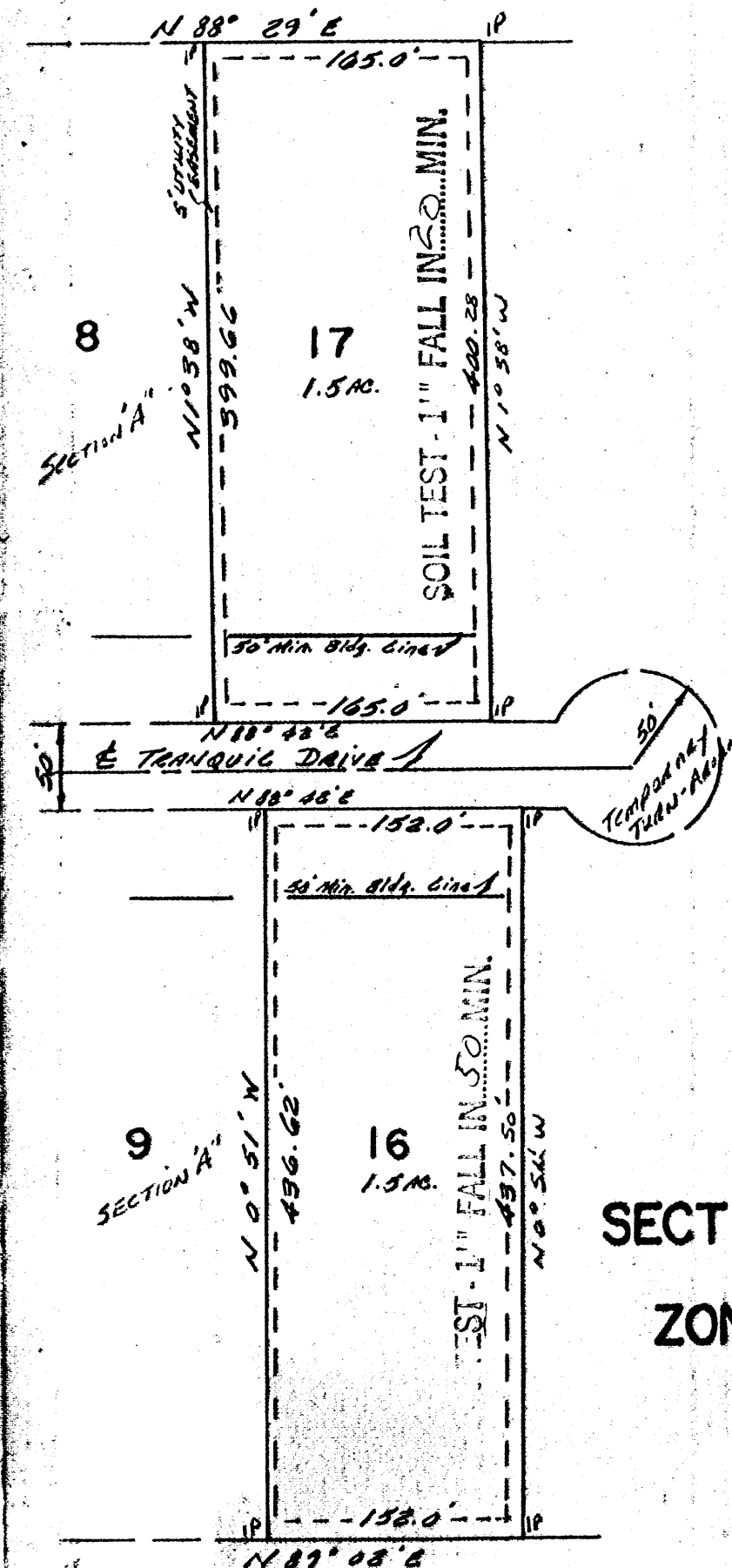
Septic tanks may be used on the lots shown on this plat of subdivision

DESOTO COUNTY HEALTH DEPARTMENT

BY Mike New
Health Officer

DATE 2/3/86

DeSoto County Health Dept.
Hernando, Miss.



SECTION "B"
COUNTRY PLACE
SECTION 19, TOWNSHIP SOUTH, RANGE 6 WEST
DESOTO COUNTY, MISS.
ZONED AR AGRICULTURAL-RESIDENTIAL

SCALE: 1"=100'

J. F. LAUDERDALE
JAN. 27, 1986
MISS. NO. 2214
CIVIL ENGINEER